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YOUR PREMIUM AGENT

**4 RODBOROUGH ROAD
DORRIDGE
B93 8ED**

Nestled within walking distance of Dorridge Train Station, this charming traditional family home offers four double bedrooms, a single bedroom/study, and a delightful garden with scope for extension. Features two reception rooms, a large kitchen diner, and an in-out driveway.

4 RODBOROUGH ROAD

A five-bedroom family home, situated within a short stroll of Dorridge Train Station, offering a unique opportunity for those seeking a substantial plot with immense potential.

The sizeable plot offers numerous possibilities for extension over the garage and to the rear, enhancing the already spacious accommodation.

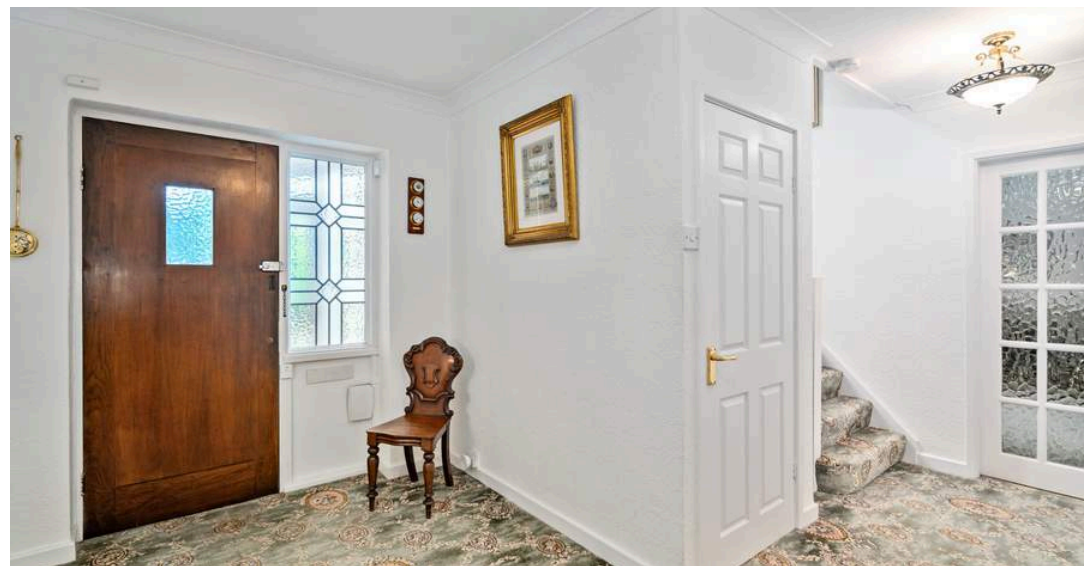
The ground floor features two reception rooms: a dual-aspect lounge, separate dining room, large kitchen diner, spacious utility room and double garage. Upstairs, the principal bedroom boasts an en-suite, three additional double bedrooms and a single bedroom/study and large family bathroom.

Externally the property offers an in-out driveway and a large private, mature garden with a substantial patio area, perfect for outdoor entertaining.



Entering through the porch, you are greeted by a generous hallway that sets the tone for the spacious interior. The ground floor comprises two well-proportioned reception rooms. The dual-aspect lounge, bathed in natural light, offers a comfortable space for relaxation and family gatherings. Adjacent to the lounge is a lovely dining room with sliding doors that open onto the rear garden, seamlessly blending indoor and outdoor living. The heart of the home is the expansive kitchen diner, featuring a practical breakfast bar and ample dining space. This area is perfect for both casual family meals and entertaining guests. Beyond the kitchen, a large utility room provides additional storage and functionality, equipped with a downstairs WC. From here, you have direct access to the double garage, offering convenience for parking and additional storage solutions.







The upstairs landing, spacious and bright, leads to four excellent bedrooms, each fitted with wardrobes to maximise storage. The principal bedroom is a highlight, offering a large en-suite bathroom and stunning views of the rear garden. This serene retreat provides a perfect space to unwind.

The additional three double bedrooms are generously sized, providing comfortable accommodation for family members or guests. The fifth bedroom, currently utilised as a study, offers flexibility for a home office or a cosy single bedroom. The large family bathroom serves the remaining bedrooms, ensuring convenience and comfort for all.

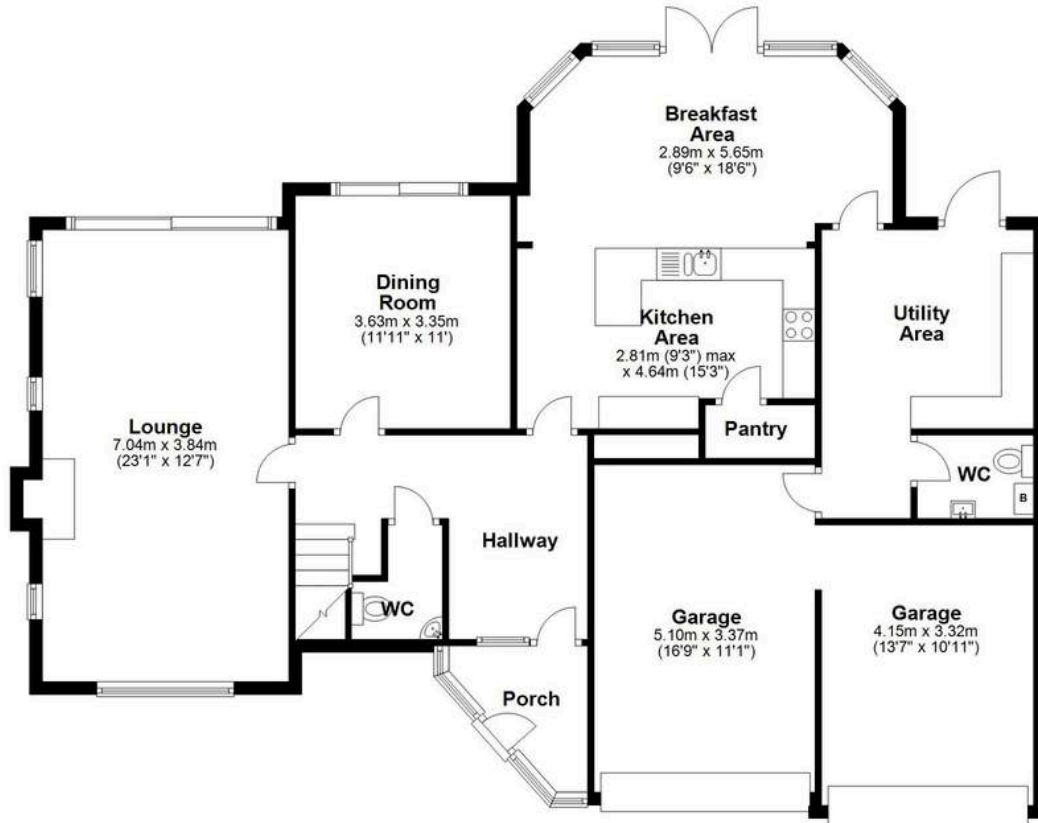






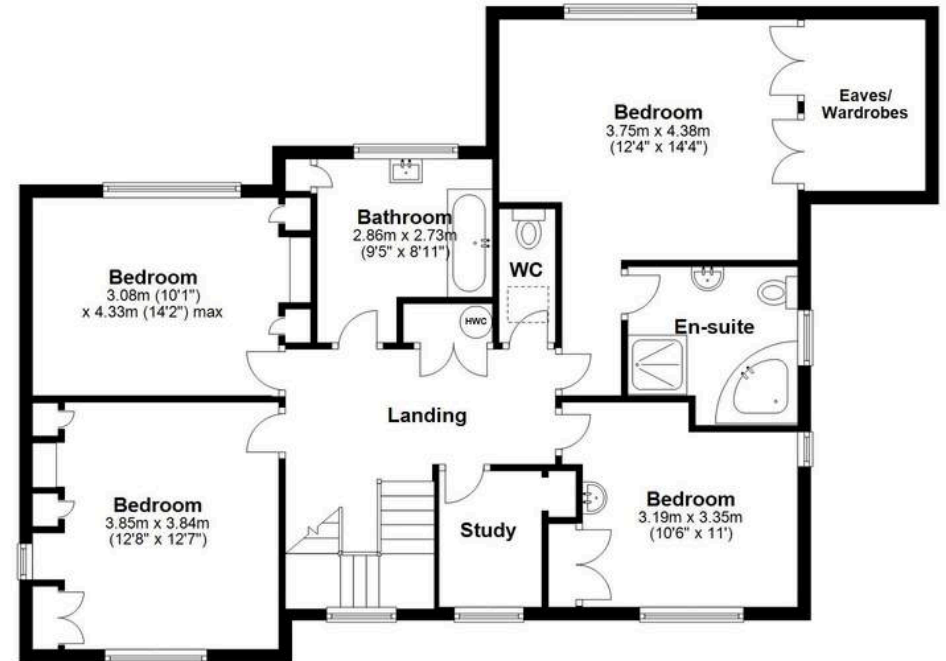
Ground Floor

Approx. 132.2 sq. metres (1423.4 sq. feet)



First Floor

Approx. 97.9 sq. metres (1053.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

Total area: approx. 230.1 sq. metres (2476.9 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

FEATURES

- Traditional Family Home
- Five Bedrooms
- Two Reception Rooms
- Large Kitchen Diner
- Double Garage
- In-Out Driveway
- Mature Private Garden
- Potential To Extend
- Walking Distance to Dorridge Station

SIZE Total - 2,477 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL – G

SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	13 Mbps	1 Mbps
Ultrafast	1,000 Mbps	100 Mbps

Network in the area: OpenReach, Virgin Media

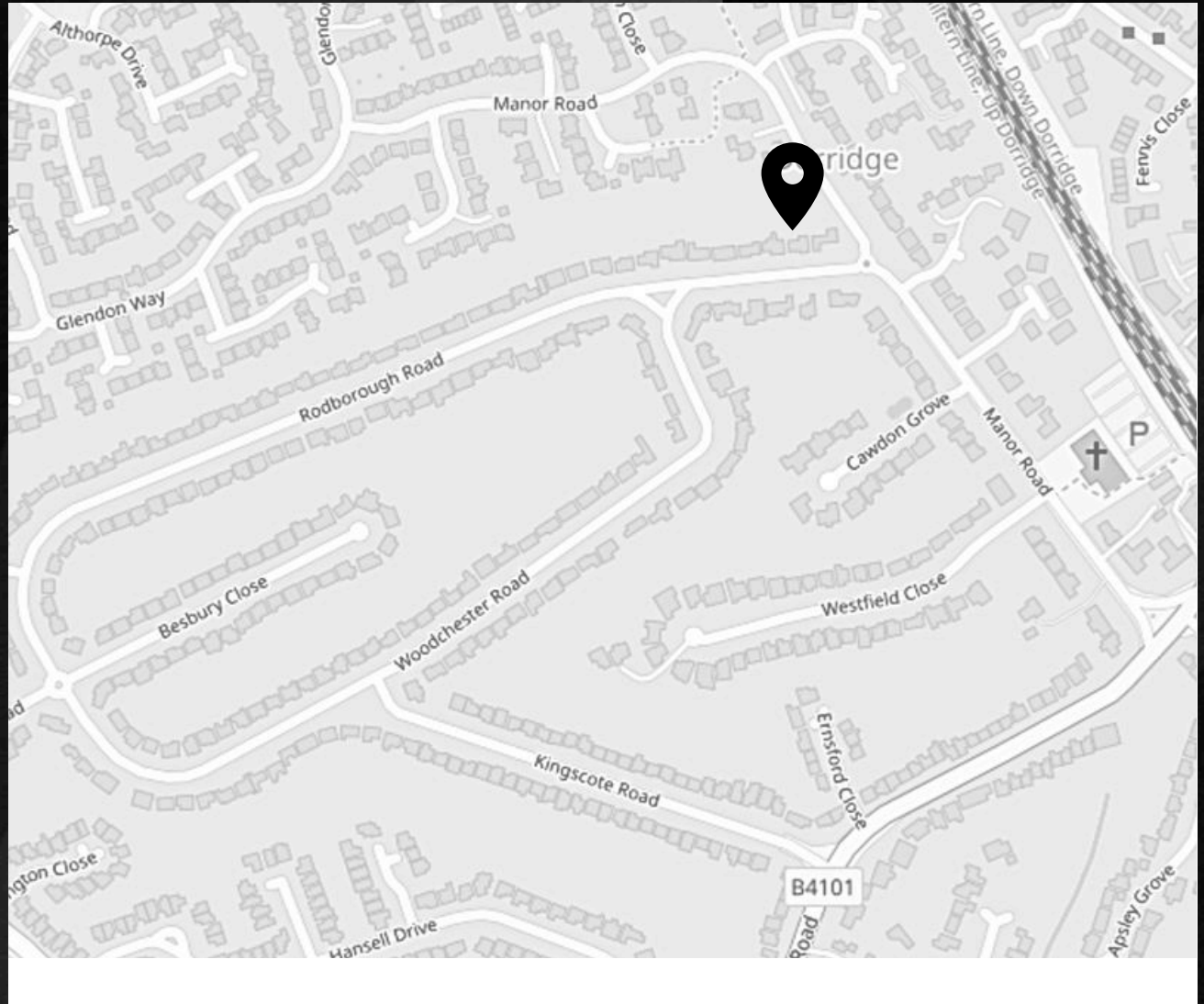
VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



LOCATION

Dorridge is a well located, sought after village, full of local amenities, its own train station (with links to Birmingham and London) and a really nice community feel. Sporting facilities nearby include the Knowle & Dorridge Cricket and Tennis Club, Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. With excellent state schooling close by including the outstanding Arden Academy and many excellent private schools just a short drive into Solihull, this makes Dorridge a truly outstanding location to live within.

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Call us on **01564 777314 (option 4)**

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